

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Westchester County

State: NY

PJ's Total HOME Allocation Received: \$27,280,425

PJ's Size Grouping*: B

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):** | | |
|--|----------|---------------|---------------|---------------|-------------------------------|-------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | PJs in State: | 28 | | | |
| % of Funds Committed | 88.80 % | 93.14 % | 24 | 91.92 % | 33 | | 29 |
| % of Funds Disbursed | 78.68 % | 77.31 % | 21 | 82.65 % | 20 | | 26 |
| Leveraging Ratio for Rental Activities | 5.07 | 2.19 | 1 | 4.67 | 100 | | 100 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 91.03 % | 71.74 % | 19 | 81.09 % | 39 | | 39 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 81.16 % | 69.15 % | 10 | 68.72 % | 73 | | 68 |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 67.41 % | 80.16 % | 23 | 79.93 % | 14 | | 16 |
| % of 0-30% AMI Renters to All Renters*** | 41.52 % | 49.19 % | 14 | 44.94 % | 44 | | 42 |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 95.98 % | 1 | 94.87 % | 100 | | 100 |
| Overall Ranking: | | | In State: | 7 / 28 | Nationally: | 64 | 63 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$41,543 | \$51,790 | | \$25,717 | 224 | Units | 63.50 % |
| Homebuyer Unit | \$56,367 | \$15,031 | | \$14,669 | 123 | Units | 34.80 % |
| Homeowner-Rehab Unit | \$31,939 | \$11,900 | | \$20,391 | 6 | Units | 1.70 % |
| TBRA Unit | \$0 | \$4,396 | | \$3,201 | 0 | Units | 0.00 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westchester County NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$150,542 | \$151,986 | \$31,939 |
| State:* | \$104,499 | \$92,860 | \$16,261 |
| National:** | \$91,120 | \$73,223 | \$23,149 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.18

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|--|--|--|---|---|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 60.7 | 45.5 | 83.3 | 0.0 | Single/Non-Elderly: | 12.5 | 10.6 | 0.0 | 0.0 |
| Black/African American: | 21.9 | 30.9 | 0.0 | 0.0 | Elderly: | 56.3 | 2.4 | 100.0 | 0.0 |
| Asian: | 0.9 | 0.0 | 0.0 | 0.0 | Related/Single Parent: | 16.1 | 29.3 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Two Parent: | 10.3 | 43.1 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | Other: | 4.9 | 14.6 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.4 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 0.0 | 3.3 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 16.1 | 20.3 | 16.7 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 61.6 | 13.8 | 83.3 | 0.0 | Section 8: | 34.8 | 0.8 [#] | | |
| 2 Persons: | 15.6 | 22.8 | 16.7 | 0.0 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 10.3 | 30.1 | 0.0 | 0.0 | Other: | 8.0 | | | |
| 4 Persons: | 7.6 | 22.0 | 0.0 | 0.0 | No Assistance: | 57.1 | | | |
| 5 Persons: | 4.0 | 6.5 | 0.0 | 0.0 | | | | | |
| 6 Persons: | 0.4 | 4.1 | 0.0 | 0.0 | | | | | |
| 7 Persons: | 0.4 | 0.0 | 0.0 | 0.0 | | | | | |
| 8 or more Persons: | 0.0 | 0.8 | 0.0 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | 65 | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westchester County

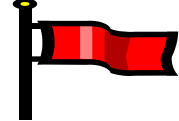
State: NY

Group Rank: 64
(Percentile)

State Rank: 7 / 28 PJs

Overall Rank: 63
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|--|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 71.84% | 91.03 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.80% | 81.16 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 67.41 |  |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.38% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.360 | 3.25 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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